



CITY OF  
**LOWELL**  
MASSACHUSETTS  
**ZONING MAP**  
DIVISION OF PLANNING  
AND DEVELOPMENT  
ACCEPTED BY THE CITY COUNCIL  
DECEMBER 2004

<http://www.lowellma.gov>



**Zoning Districts**

- USF
- INST
- NB
- RR
- LI
- GI
- OP
- HRC
- SMU
- UMU
- PDMI
- PDMU
- SSF
- TSF
- SMF
- TTF
- TMF
- UMF
- DMU
- TMU
- Artist Overlay District
- Parcels

SUBURBAN DISTRICTS  
SSF: SUBURBAN NEIGHBORHOOD SINGLE FAMILY  
SMF: SUBURBAN NEIGHBORHOOD MULTI FAMILY  
SMU: SUBURBAN MIXED-USE DISTRICT  
RR: REGIONAL RETAIL DISTRICT

TRADITIONAL NEIGHBORHOOD DISTRICTS  
TSF: TRADITIONAL NEIGHBORHOOD SINGLE FAMILY  
TTF: TRADITIONAL NEIGHBORHOOD TWO FAMILY  
TMF: TRADITIONAL NEIGHBORHOOD MULTI FAMILY  
TMU: TRADITIONAL MULTI-USE DISTRICT  
NB: NEIGHBORHOOD BUSINESS DISTRICT

URBAN DISTRICTS  
USF: URBAN NEIGHBORHOOD SINGLE FAMILY  
UMF: URBAN NEIGHBORHOOD MULTI-FAMILY  
UMU: URBAN MIXED-USE DISTRICT  
DMU: DOWNTOWN MIXED-USE DISTRICT

SPECIAL PURPOSE DISTRICTS  
HRC: HIGH-RISE COMMERCIAL DISTRICT  
INST: INSTITUTIONAL MIXED-USE DISTRICT  
OP: OFFICE RESEARCH PARK  
PD-MI: PLANNED DEVELOPMENT MEDICAL/INSTITUTIONAL

INDUSTRIAL DISTRICTS  
LI: LIGHT INDUSTRY, MANUFACTURING, & STORAGE  
GI: GENERAL INDUSTRY

*Map Updated January 17, 2006*

1 inch equals 1,200 feet

**NOTES:**

RULES FOR DETERMINING LOCATIONS OF ZONING  
BOUNDARIES ARE FOUND IN SECTION 3.3 OF THE LOWELL ZONING ORDINANCE.

THIS MAP WAS PREPARED BY THE DIVISION OF PLANNING AND  
DEVELOPMENT FOR REVIEW AND DISCUSSION PURPOSES. IT IS NOT  
AN OFFICIAL ZONING MAP AND IT DOES NOT REFLECT APPROVED  
ZONING DISTRICTS OR BOUNDARIES IN THE CITY OF LOWELL.

THE OFFICIAL ZONING MAP IS ON FILE IN THE OFFICE OF THE  
LOWELL CITY CLERK.

**APPROVED  
AMENDMENTS**

CONTACT THE LOWELL CITY  
CLERK FOR COPIES OF APPROVED  
ZONING AMENDMENTS  
FROM 12/07/04 TO:

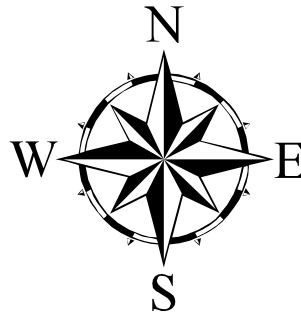
Jackson Street  
LI to DMU, 7/27/05

Industrial Avenue  
HRC to GI, 7/27/05

Wiggin Street  
LI to UMF, 8/23/05

Marginal Street  
LI to INST, 9/13/05

268 + 276 Westford Street  
TMF to NB, 10/25/05



**SECTION 3.3.1 - SAME BOUNDARIES.**

THE BOUNDARIES BETWEEN DISTRICTS ARE AS SHOWN  
ON THE ZONING MAP. WHERE UNCERTAINTY EXISTS  
WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS  
DISTRICTS AS SHOWN ON THE MAP, MAKE A PART  
OF THIS CHAPTER, THE FOLLOWING RULES SHOULD  
APPLY.

1) WHERE THE DISTRICT BOUNDARY IS A STREET,  
RAILROAD RIGHT-OF-WAY, OR WATERWAY, THE  
STREET, RAILROAD RIGHT-OF-WAY, OR WATERWAY.

2) WHERE THE BOUNDARY LINE IS INDICATED  
APPROXIMATELY PARALLEL TO THE STREET, IT SHALL  
BE TAKEN AS PARALLEL, THE ACTUAL LOCATION  
OF SUCH BOUNDARY LINE, UNLESS OTHERWISE  
CLEARLY INDICATED, SHALL BE SCALED TO  
DETERMINE THE DISTANCE FROM THE NEAREST  
STREET RIGHT OF WAY LINE. IF THERE IS ANY VARIANCE  
BETWEEN THE SCALED DISTANCE FROM THE  
BOUNDARIES TO THE STREET LINE AND THE DISTANCE  
AS MARKED IN FEET UPON THE MAP, THE LATTER SHALL  
GOVERN.

3) WHERE THE DISTRICTS DESIGNATED ON THE MAP ARE  
BOUND BY LOT LINES, THE LOT LINES SHALL BE  
CONSTRUCTED TO BE THE BOUNDARY LINES, UNLESS  
THEY ARE OTHERWISE INDICATED ON THE MAP. THIS  
PARAGRAPH 3.3.1(3) SHALL TAKE PRECEDENCE OVER  
PARAGRAPH 3.3.1(2) WHERE A CONFLICT EXISTS.

4) WHERE A BOUNDARY LINE BETWEEN DISTRICTS  
DIVIDES A LOT IN SINGLE OWNERSHIP UPON THE  
EFFECTIVE DATE OF THIS ORDINANCE OR UPON THE  
EFFECTIVE DATE OF ANY AMENDMENT CHANGING THE  
BOUNDARIES OF ONE (1) OF THE DISTRICTS IN WHICH  
THE LOT LIES, THE REGULATIONS CONTROLLING THE  
MORE RESTRICTIVE DISTRICT MAY BE APPLIED TO THE  
ENTIRE LOT. ALTERNATIVELY, THE PORTION OF THE  
LAND IN THE MORE RESTRICTIVE DISTRICT MAY BE USED  
TO SATISFY THE DIMENSIONAL REQUIREMENTS OF THE  
LESS RESTRICTIVE DISTRICT WHERE NO ACTIVE USE IS  
MADE SUCH PORTION ALL USES ASSOCIATED WITH THE  
LESS RESTRICTIVE DISTRICT SHALL BE LOCATED  
THEREIN. THE LAND ASSOCIATED WITH THE LESS  
RESTRICTIVE USE SHALL BE SCREENED FROM  
ADJACENT RESIDENTIALLY USED LOTS IN  
ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN  
SECTION 6.5 OR APPROPRIATELY FENCED.

5) WHEN A LOT IN ONE (1) OWNERSHIP IS SITUATED  
PART IN THE CITY AND PART IN AN ADJACENT CITY OR  
TOWN, THE REGULATIONS AND RESTRICTIONS OF  
THIS CHAPTER GOVERNING ACTIVE USES OF THE LAND  
SHALL BE APPLIED TO THAT PORTION OF SUCH LOTS AS  
LIES IN THE CITY IN THE SAME MANNER AS IF THE ENTIRE  
LOT WERE SITUATED THEREIN. PROVIDED, HOWEVER,  
THAT BY THE GRANT OF A SPECIAL PERMIT, THE  
PLANNING BOARD MAY VARY THIS REQUIREMENT.

(ORD. 12-7-04)